THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20090050541 DEEDWARR
Recvd: 07/27/09 14:14 2 pgs
Fees:13.00 Taxes:702.63
20090727-0070289

**WARRANTY DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PAR. NO. |
|---|---|---|
| JOANN M SCALA<br>704 VANOKE DRIVE<br>MADISON, TENNESSEE 37115 | SAME | 04213003200 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kirk Waite, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Joann M Scala, a single person and Carmine S Scala, a single person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 45 ON THE PLAN OF HEDGEWOOD HILLS, SECTION I, AS OF RECORD IN BOOK 2900, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS, TO-WIT:

SAID LOT FRONTS 171 FEET ON THE NORTHERLY SIDE OF VANOKE DRIVE AND EXTENDS BACK 248.5 FEET ON THE EASTERLY LINE, AND 214 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR AND MEASURES 199.10 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KIRK WAITE AND WIFE SUE I WAITE FROM FRANKLIN J ROHR AND WIFE, DOROTHY J ROHR BY WARRANTY DEED DATED 10/09/1970 AS OF RECORD IN 4452, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SUE I WAITE HAVING SINCE PASSED AWAY ON 9/9/2006. SANDELL WAITE, SPOUSE OF KIRK WAITE, JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 704 Vanoke Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of JULY, 2009.

Kirk Waite
KIRK WAITE

Sandell Waite
SANDELL WAITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kirk Waite and Sandell Waite, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 24th day of JULY, 2009.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece
NOTARY PUBLIC

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

Subscribed and sworn to before me this 24th day of JULY, 2009.

NOTARY PUBLIC

My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009